

Date: Tue, 06 Jan 2009 13:16:58 -0500
From: "Jenifer Boadwine" <jboadwine@verizon.net>
Subject: EZ Storage/Sandy Spring (Preliminary Plan No. 120080410)
To: <Neil.Braunstein@mncppc-mc.org>, <mcp-chairman@mncppc-mc.org>
Cc: <Councilmember.Knapp@montgomerycountymd.gov>, <feedback@ssarpc.org>

January 6, 2009

Mr. Royce Hanson, Chair
Mr. Neil Braunstein
Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910
Via email

Subject: EZ Storage/Sandy Spring (Preliminary Plan No. 120080410)

Dear Mr. Hanson and Mr. Braunstein,

We are writing as concerned citizens and community members to express a strong opposition to the proposed EZ Storage facility becoming our neighbor. EZ Storage facility is not a good fit for the community in the proposed location (adjacent to entrance of our community as well as Sherwood High School). My husband and I specifically bought in this community because of the rural feel, the community atmosphere, the schools and mainly because of the Master Plan. When we bought, our houses had to conform to this plan in order for the builder to be able to be granted permission to build so the community could maintain it's village feel. While it is understandable that the current owners would like to develop, how can the needs of a large corporation (ie EZ Storage) come before the needs of a small tight-knit community?

As a homeowner, we desired to live in Sandy Spring community because of its historical value. At the end of our street, we have a 300 year tree, hiking trails, and the "Sandy Spring". We feel allowing EZ Storage into our historic community not only sets an irreversible tone of commercialization in a community that does not need this development to survive; it also diminishes the attractiveness of the village atmosphere as well as the preservation of its rural character.

We would like you to consider the following opposition points regarding EZ Storage Facility:

- 1. Inconsistency with the Sandy Spring/Ashton Master Plan vision, which is to preserve the character of Sandy Spring/Ashton as a historic rural community.**
- 2. Creates no value to the Sandy Spring & Auburn Village Community area.**

3. **Will detract from home values for the immediate surrounding communities, resulting in a tax revenue loss for the County at a time when the County is facing a revenue shortfall.**
4. **Presents dangerous traffic issues – Route 108 is a small two lane road that can become backed up for miles when there is a football game – it cannot handle the type of traffic that typically accompanies this type of facility.**
5. **Our community has a large number of young children, the location is adjacent to a high school and studies have shown that storage facilities tend to attract crime, rodents and insects.**

Storage facilities, such as the one which has been proposed, are better suited to areas around industrial zone, since their appearance is that of warehouse space. We propose that there are better options that more adequately address the needs of the Auburn Village Community regarding smaller growth projects rather than construct commercial developments that push the community away.

Thank you for your time and consideration.

Regards,

Mark and Jenifer Stevenson